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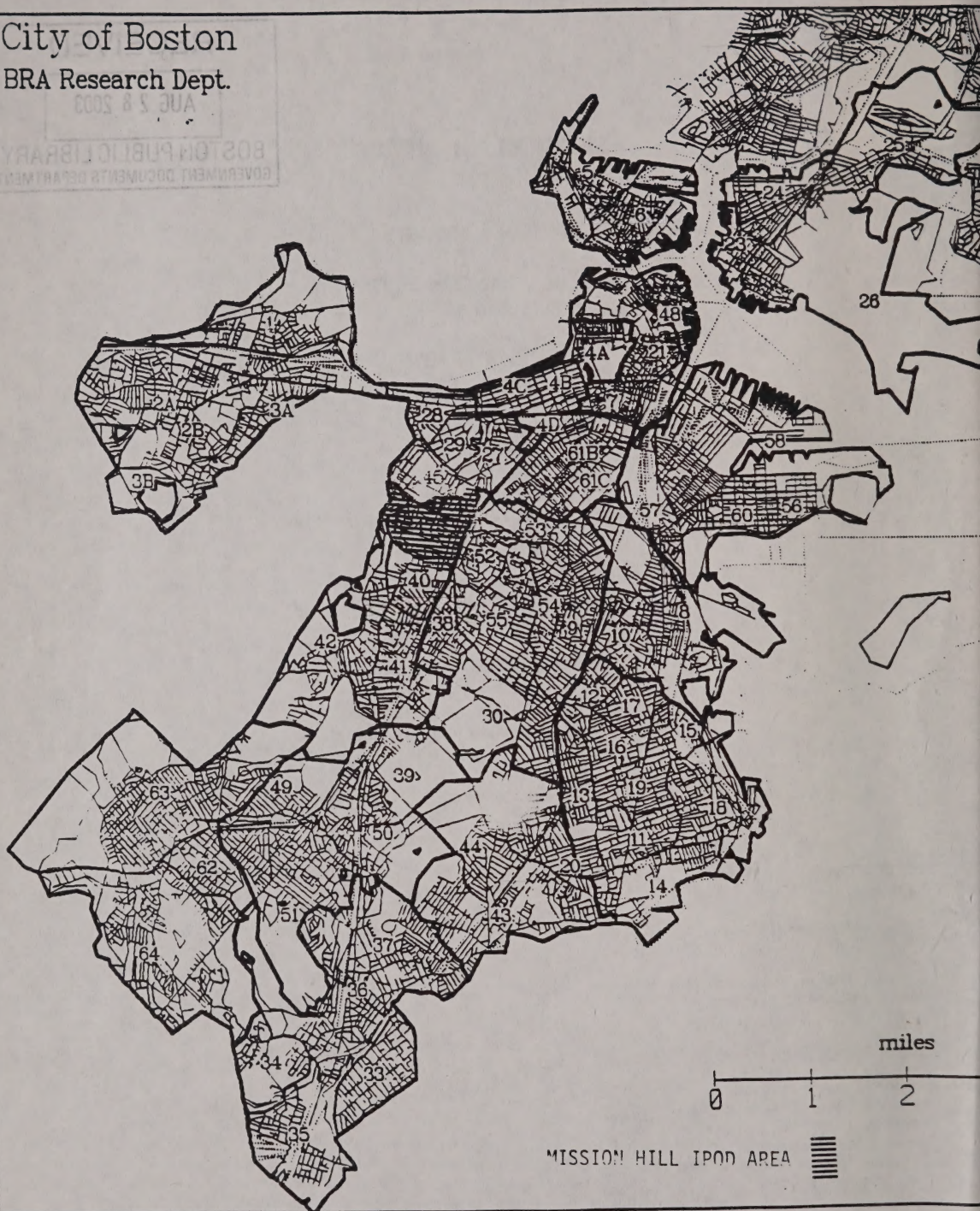
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GOVERNMENT DOCUMENTS DEPARTMENT**MISSION HILL IPOD****1990 POPULATION & HOUSING TABLES****with comparisons to Boston City share  
and selected 1980 data****U.S. CENSUS (STF1)****Rolf Goetze  
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Policy Development & Research Department****Assisted by State Data Center  
Massachusetts Institute for  
Social and Economic Research  
University of Massachusetts/Amherst****March, 1992****City of Boston**  
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## HIGHLIGHTS of 1990 U.S. CENSUS, STF1 MISSION HILL IPOD POPULATION and HOUSING TABLES

### Population Tables

The Mission Hill IPOD has been defined as neighborhood statistical areas; 46: Mission Projects; and 47: The top and back of the hill.

**P1:** Mission Hill's population in 1990 was 13,286, which was 2.4 percent of the City of Boston.

**P2:** According to the 1990 U.S. Census, the Mission Hill population increased from 11,063 persons in 1980 to 13,286 in 1990, an increase of 20 percent.

The Hispanic origin population accounted for over one-half (52%) of the increase, followed by Asian and Pacific Islanders with 29 percent, black, non-Hispanic 12 percent and, white, non-Hispanic 11 percent.

Compared to the entire City of Boston, the proportion of the white population of Mission Hill was two-thirds the City's white ratio, while the Hispanic origin population is 2.4 times the city-wide share; and the minority total, Asians and Native Americans are all 50 percent above the City's proportion.

**P3:** The change in population sorted by age group reveals that 35-54 year old's increased by 938 persons or 52 percent between 1980 and 1990.

Mission Hill had a higher proportion of 0-4 year olds (20 percent above the city-wide share) and 85 years and older (30 percent over the city-wide ratio).

**P4:** This table reveals the broader age shifts by race/ethnicity, showing that while total white and black population grew by 428 persons (8.2%) and 574 persons (15.7%) respectively, the area lost 245 white persons (-42%) and 58 black persons (-6%) 5-17 years of age. The Asians, Hispanics and all others gained population in all age ranges.

**P5:** The female population made up 50 percent of the total population but among blacks, females represented 54 percent and among whites and Asians, females consisted of 47 percent.

**P6, P6A:** Table P6 tallies the number in each age group by race/ethnicity, and Table 6A, points out the differences from the City proportion. In Table 6A, the bold typeface row ratios (from Table P2) and column (from P3) guide the eye to the variations. For example, whites were two-thirds of the City proportion but 1.2 times the city proportion for 85 years and older.

**P7:** In Mission Hill, 1,061 persons or 8 percent lived in group quarters, (40 percent above the City ratio) of which 590 were institutionalized (3 times the City) and 471 lived in other group quarters (17 % below the city-wide level).

Of the 13,286 persons living in Mission Hill, nearly two-third live in family households (64%), while 28 percent live in non-family households.

**P8:** Of the 590 persons living in institutions, two-thirds lived in nursing homes, 15 percent were residents of psychiatric hospitals (15 times the City proportion), 12 percent were in correctional institutions (22% above the City ratio), and 3 percent were in juvenile detention facilities (57% above City figure).

Of the 470 persons in other group quarters, two-thirds were in college dormitories, 8 percent were in homeless shelters and 4 percent were visible in street locations (2 and a half times the City proportion).

**P9:** One-third of the households in Mission Hill were single person households, of these 47 percent were men and 53 percent were women.

Two-thirds of the households were two or more persons and of these 75 percent were family households while 25 percent were non-family households.

One-half of all households contained families, 22 percent were married-couple families, while 28 percent were other families (one-third above City proportion).

The "Other family" category consisted of male householder with no wife present, which was 5 percent of the households (18 percent above the City's ratio). Female householders, no husband present, was 24 percent of the households in Mission Hill (40% above what the City experienced).

Female householders with no husband present but with related children was 17 percent of the households and 67 percent above the City figure.

The non-family households were 20 percent higher than for the City as a whole, with a two to one, male to female householder ratio. The male households were 44 percent above the City ratio.

**P10:** In Mission Hill there was above city-wide representation of 3 or more person, non-family households.

**P11, P11a:** The proportion of Hispanic households in Mission Hill were 2.7 times the City's, however; one-third of all Hispanic households were female households with no husband present and with related children (3.8 times the City share).

The share of Asian households were 70 percent greater in Mission Hill than for the City as a whole, however, married couples with children were 2.22 times the City proportion.

The ratio of black households were 1.5 times the City figure, the most significant group was non-family householders not living alone, which was 2.43 times the City proportion.



**P12:** In Mission Hill most under 18 year old persons (47%), were in female headed households, no husband present, which was 60 percent above the City proportion. Over one-third (35%) lived in a married-couple family, which was 16 percent below the City experience. Institutionalized youths were only six-tenths of 1 percent of total persons under 18, however, the ratio was 2.35 times the city-wide figure.

**P13:** There was a 26 percent higher proportion of households with members under 18 years than in the City as a whole. There were 1533 family households with members under 18, 55 percent of which were single-female headed families (67% above the City share), 38 percent were married couple families (9% below city-wide), 6 percent were single male headed families (36% above the City ratio).

**P14, P14A:** In Mission Hill there was a small number but a higher proportion of children 4 years old and under living with non-relatives than the city-wide figure.

**P15:** There were 1,271 persons over 65 years old in Mission Hill, one-third lived with their family (53% below City ratio), one-third lived in non-family households (24% below the proportion in Boston), and almost one-third lived in group quarters (3 times the City share).

**P16:** Fifteen percent of the households had members over sixty-five years of age; more than half of these households were one person households, 42 percent were family households, and two percent were non-family households. Each category was below the City share.

**P17:** The Chinese residents were 73 percent of the Asian-Pacific Islander population, which was two times the City proportion, Asian Indians were although small in number the next largest group at 7 percent and 87 percent above the Boston average proportion.

**P18:** Mission Hill had a 51 percent higher proportion of females that were separated than the City ratio, and a lower proportion of both males and females who were now married and not separated.

## Housing Stock Tables

**H1:** The total number of housing units in Mission Hill decreased by 5 percent from 5,641 in 1980 to 5,356 in 1990, a loss of 285 units. While there was a decrease in the total number of units; there was a 17 percent increase in the number of occupied units from 4,191 in 1980 to 4,904 in 1990. These 714 new occupied units contributed to the increase of 786 renter-occupied units in the decade, the area had a 27 percent higher proportion of renter-occupied units than the city-wide experience. There was a decrease in the owner-occupied units by 72 units and the area remained 60 percent below the city-wide ratio for owner-occupied units. The increase in occupied units noted above was largely due to the decrease in the number of vacancies from 1980 (1,450) to 1990 (451) or -69 percent.

**H2:** As Table P2 shows, minority households in Mission Hill were slightly over half of the total of households. Of the 4,904 households 2,025 were white, non-Hispanic households or 41 percent but, the proportion of white, non-hispanic households was 38 percent below the city-wide ratio. The total number of minority households increased by 698 or 32 percent since 1980; the area had 75 percent more minority households than the City ratio. Black Hispanics increased from 1980 (69) to 1990 (155) an increase of 124 percent; compared to Boston as a whole their proportion was 138 percent higher than the city-wide proportion.

**H3:** Of the 4,904 occupied units, 4,297 were renter-occupied (88%) and 607 were owner-occupied (12%). Between 1980 and 1990 there were 717 additional occupied housing units, 785 were renter-occupied or a 22 percent increase from 1980. There was a decrease in owner occupied units (72) since 1980 or a 11 percent decrease. The largest ownership gains were made by black Hispanics who increased ownership from 6 units in 1980 to 56 units in 1990. A large increase in rental units was made by black Hispanics from 63 units in 1980 to 152 units in 1990.

**H4:** A little more than half of the households in Mission Hill were occupied by person aged 25-44 years, and most by far were renters. There was a significantly lower ownership proportion than city-wide. Consequently the area had a profoundly higher renter-occupied ratio than the City.

**H5:** Well over half of the rental units in Mission Hill were occupied by 1 or 2 persons in 1990, the same is true for owner-occupied homes. The proportion of persons per occupied rental unit in 1990, 2.5 persons was 10 percent above the city-wide ratio.

**H6:** Three- and four-room unit dwellings dominated Mission Hill, some 42 percent of all units. The proportion of one- and two-room units was well above the City's ratio.

**H7:** The distribution of total rooms by tenure and vacancy revealed that 8 percent were vacant. But there were 17 percent more rooms for rent than the city-wide proportion.



**H8, H8a:** A little less than two-thirds of the homeowners and 44 percent of the renters lived at 0.5 persons per room or less, and only 14 percent of all units had more than one person per room. There were 304 rental units and 23 owner-occupied units with densities greater than 1.5 persons per room.

**H9:** Of the 159 specified owner-occupied single-family units their value at the lower quartile was \$84,598, the median value was \$116,071, and the upper quartile was \$145,644. All were well below the comparable city-wide figures in 1990.

**H10:** The average single-family home in Mission Hill was worth \$147,200. The ratio of the number of owner-occupied single-family units in Mission Hill for Asians and Hispanics was well above the city-wide ratio.

**H11:** Due to the presence of significant amounts of public and assisted housing in Mission Hill, the lower quartile rent of \$163 was only 50 percent of the city-wide average for all rentals; also, the median of \$435 was at 80 percent of the City median. Also, the upper quartile rent of \$649 was 12 percent below city-wide level.

**H12:** The average rent in Mission Hill is \$502, and this table shows that all minorities except for Asians tend to pay less than this average. The whites payed an average monthly rent of \$573, which was 6 percent below the city-wide median.

**H13, H13a:** Slightly more than one-fourth of the housing stock in 1990 was in structures that contained three or four units and 18.5 percent of the housing units were made up of 5-9 unit structures (52 percent above the city-wide share).

**H14, H14a:** The 3-4 unit structures in Mission Hill housed 30 percent of the population, while 20 percent lived in 5-9 unit structures, almost double the city-wide proportion.

**H15:** Detailed data for vacant units incates that units for rent were two-thirds of the vacant units which is five percent higher than the city average.

**H16:** In 1990, about 34 percent of the vacant units available for rent had been on the market for less than 2 months. Almost half of the vacant units had been available 2 to 6 months. The proportion of the Mission Hill units in these two categories was about one-third higher than in Boston as a whole.

## STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.



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## GLOSSARY OF CENSUS TERMS





P 1: **MISSION HILL (N2As 46 & 47) POPULATION, 1990**

Total Persons: **13,286** Population Percent of City: **2.3**

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

P 2: **POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990**

MISSION HILL (46+47)	1980		1990		1990 - 1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Boston Ratio2
Total Population	11,063	100.0	13,286	100.0	2,223	20.1	1.00
White1	5,202	47.0	5,630	42.4	428	8.2	0.67
Black1	3,665	33.1	4,239	31.9	574	15.7	1.25
Native Americans	55	0.5	67	0.5	12	21.8	1.54
Asian + Pac.Islanders	458	4.1	1,102	8.3	644	140.6	1.57
Other Race	1,683	15.2	2,236	16.8	553	32.9	2.83
Hispanic Origin	2,310	20.9	3,470	26.1	1,160	50.2	2.42
White	576	5.2	763	5.7	187	32.5	0.69
Black	199	1.7	496	3.7	307	162.4	0.15
All other	1,545	14.0	2,211	16.6	666	43.1	3.20
Total Minorities	9,437	86.2	9,419	71.4	1,962	20.8	1.56
White, Non-Hisp.	4,626	41.8	4,867	36.6	241	5.2	0.62
Black, Non-Hisp.	3,476	31.4	3,743	28.2	267	7.7	1.18

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: **ALL PERSONS: AGE GROUPS, 1980 - 1990**

MISSION HILL (46+47)	1980		1990		1990 - 1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Boston Ratio1
Total Persons:	11,063	100.0	13,286	100.0	2,223	20.1	1.00
0-4 years	810	7.3	1,041	7.8	231	28.5	1.23
5-14	1,639	14.8	1,542	11.6	(97)	-5.9	1.18
15-24	2,793	25.2	3,072	23.1	279	10.0	1.14
25-34	2,246	20.3	2,928	22.0	682	30.4	0.96
35-44	1,062	9.6	1,762	13.3	700	65.9	0.97
45-54	745	6.7	983	7.4	238	31.9	0.91
55-64	755	6.8	676	5.1	(79)	-10.5	0.72
65-74	588	5.0	576	4.3	18	3.2	0.69
75-84	342	3.1	448	3.4	106	31.0	0.88
85 +	113	1.0	246	1.9	133	117.7	1.29

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990**

**MISSION HILL (46+47)**

<u>Years and Age</u>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>All : Hispanic Others2 : Origin</u>
<b>1980, Total:</b>	<b>11,063</b>	<b>5,202</b>	<b>3,665</b>	<b>448</b>	<b>1,748 : 2,310</b>
0-4 years	810	229	355	19	207 : 276
5-17	2,212	584	932	72	624 : 831
18-64	7,028	3,599	2,209	332	888 : 1,147
65 +	1,013	790	169	25	29 : 56
<b>1990, Total:</b>	<b>13,286</b>	<b>5,630</b>	<b>4,239</b>	<b>1,102</b>	<b>2,303 : 3,470</b>
0-4 years	1,041	230	428	105	278 : 381
5-17	1,976	339	874	136	627 : 878
18-64	8,987	4,215	2,640	802	1,330 : 2,062
65 +	1,270	846	297	59	68 : 149
<b>Abs. Change, '90-'80:</b>	<b>2,223</b>	<b>428</b>	<b>574</b>	<b>654</b>	<b>555 : 1,160</b>
0-4 years	231	1	73	86	71 : 105
5-17	(236)	(245)	(58)	64	3 : 47
18-64	1,959	616	431	470	442 : 915
65 +	257	56	128	34	39 : 93
<b>Pct. Change, '90-'80:</b>	<b>20.1</b>	<b>8.2</b>	<b>15.7</b>	<b>146.0</b>	<b>31.8 : 50.2</b>
0-4 years	28.5	0.4	20.6	452.6	34.3 : 38.0
5-17	-10.7	-42.0	-6.2	88.9	0.5 : 5.7
18-64	27.9	17.1	19.5	141.6	49.8 : 79.8
65 +	25.4	7.1	75.7	136.0	134.5 : 166.1

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990**

<u>MISSION HILL (46+47)</u>	<u>Female Percent of Total Population</u>
<b>Total Population</b>	<b>50.2</b>
<b>White*</b>	<b>47.0</b>
<b>Black*</b>	<b>53.6</b>
<b>Asian + Pac.Islanders</b>	<b>46.7</b>
<b><u>Ratio to Boston Median Age, Gender:</u></b>	
<b>Total Population</b>	<b>0.97</b>
<b>White*</b>	<b>0.91</b>
<b>Black*</b>	<b>1.01</b>
<b>Asian + Pac.Islanders</b>	<b>0.95</b>

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

\* includes persons of Hispanic origin



**P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990**

MISSION HILL (46+47)	All	White1	Black1	AsianPI	Others2	All : Hispanic Origin
Total Population:	13,286	5,630	4,239	1,102	2,315	3,470
<u>Age</u>						
0-4 years	1,041	230	428	105	278	381
5-14	1,542	264	694	96	488	681
15-24	3,072	1,529	780	217	546	785
25-34	2,928	1,266	937	298	427	671
35-44	1,762	764	581	172	245	392
45-54	983	408	321	89	165	265
55-64	676	323	201	66	86	146
65-74	576	319	173	39	45	90
75-84	448	328	87	14	19	44
85 +	246	199	37	6	4	15
<hr/>						
0-4 years	1,041	230	428	105	278	381
5-17	1,976	339	874	136	627	878
5-11	1,139	196	522	65	356	495
12-14	403	68	172	31	132	186
15-17	434	75	180	40	139	197
18-64	8,987	4,215	2,640	802	1,330	2,062
18-44	7,328	3,484	2,118	647	1,079	1,651
45-64	1,659	731	522	155	251	411
65 +	1,270	846	297	59	68	149

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:**

MISSION HILL (46+47)	All	White1	Black1	AsianPI	Others2	All : Hispanic Origin
Total Population:	1.00	0.67	1.25	1.57	2.78	2.42
<u>Age</u>						
0-4 years	1.23	0.60	1.32	2.19	3.05	2.51
5-14	1.18	0.50	1.27	1.21	3.13	2.85
15-24	1.14	0.88	1.27	1.24	2.94	2.44
25-34	0.96	0.62	1.41	1.80	2.39	2.05
35-44	0.97	0.69	1.17	1.83	2.32	2.14
45-54	0.91	0.61	1.02	1.81	2.96	2.71
55-64	0.72	0.49	0.95	1.58	2.67	2.58
65-74	0.69	0.50	1.18	1.30	2.44	2.61
75-84	0.88	0.78	1.38	0.87	2.30	2.71
85 +	1.29	1.21	1.98	1.29	2.11	3.54

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990**

	Total Persons	Total (in percent)	Subtotal	ND/Boston Ratio1
<b>MISSION HILL (NSAs 46+47)</b>				
<b>All Persons:</b>	<b>13,296</b>	<b>100.0</b>	<b>----</b>	<b>1.00</b>
<u>In family households:</u>	<b>8,458</b>	<b>63.7</b>	<b>100.0</b>	<b>0.95</b>
Householder	2,484	18.7	29.4	0.93
Spouse	1,088	8.2	12.9	0.89
Child:	3,591	27.0	42.5	1.04
Natural-born or adopted	3,512	26.4	41.5	1.03
Step	79	0.6	0.9	1.15
Grandchild	266	2.0	3.1	1.20
Other relatives	682	5.1	8.1	1.09
Nonrelatives	347	2.6	4.1	1.13
 <u>Average persons per family:</u>	<b>3.40</b>	<b>----</b>	<b>----</b>	<b>1.07</b>
<u>In nonfamily households:</u>	<b>3,767</b>	<b>28.4</b>	<b>100.0</b>	<b>1.03</b>
Householder living alone	1,618	12.2	43.0	0.88
Householder not living alone	804	6.1	21.3	1.11
Nonrelatives	1,345	10.1	35.7	1.28
<u>In group quarters:</u>	<b>1,061</b>	<b>8.0</b>	<b>100.0</b>	<b>1.40</b>
Institutionalized persons	590	4.4	55.6	3.05
Other persons in group quarters	471	3.5	44.4	0.83

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 8: GROUP QUARTERS RESIDENTS, 1990**

	Total Persons	Total (in percent)	Subtotal	ND/Boston Ratio1
<b>MISSION HILL (NSAs 46+47)</b>				
<b>All persons in group quarters:</b>	<b>1,060</b>	<b>100.0</b>	<b>----</b>	<b>1.00</b>
<u>Institutionalized persons</u>	<b>590</b>	<b>55.7</b>	<b>100.0</b>	<b>2.19</b>
Correctional institutions	72	6.8	12.2	1.22
Nursing homes	399	37.6	67.6	2.27
Mental (Psychiatric) hospitals	86	8.1	14.6	15.41
Juvenile institutions	15	1.4	2.5	1.57
Other institutions	18	1.7	3.1	0.91
<u>Other persons in group quarters</u>	<b>470</b>	<b>44.3</b>	<b>100.0</b>	<b>0.59</b>
College dormitories	311	29.3	66.2	0.54
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	38	3.6	8.1	0.52
Visible in street locations	18	1.7	3.8	2.56
Other noninstitutional group quarters	103	9.7	21.9	0.90

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.



**P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990**

	Total	Total	Subtotal		ND/Boston
	Households	(in percent)			Ratio
<b>MISSION HILL (NSAs 46+47)</b>	<b>4,904</b>	<b>100.0</b>	<b>----</b>	:	<b>1.00</b>
<b>All households:</b>				:	
<u>1 person:</u>	<b>1,617</b>	<b>33.0</b>	<b>100.0</b>	:	<b>0.93</b>
Male householder	765	15.6	47.3	:	1.00
Female householder	852	17.4	52.7	:	0.87
<u>2 or more persons:</u>	<b>3,287</b>	<b>67.0</b>	<b>100.0</b>	:	<b>1.04</b>
<u>Family households:</u>	<b>2,483</b>	<b>50.6</b>	<b>75.5</b>	:	<b>1.00</b>
Married-couple family:	1,089	22.2	33.1	:	0.75
With related children	582	11.9	17.7	:	0.91
No related children	507	10.3	15.4	:	0.82
Other family:	1,394	28.4	42.4	:	1.35
Male householder, no wife present:	242	4.9	7.4	:	1.18
With related children	95	1.9	2.9	:	1.37
No related children	147	3.0	4.5	:	1.08
Female householder, no husband present:	1,152	23.5	35.0	:	1.40
With related children	847	17.3	25.8	:	1.67
No related children	305	6.2	9.3	:	0.97
Nonfamily households:	804	16.4	24.5	:	1.20
Male householder	528	10.8	16.1	:	1.44
Female householder	276	5.6	8.4	:	0.90

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990**

MISSION HILL (NSAs 46+47)	Household counts				ND/Boston Ratios:1		
	Total	Family	Non-Family		Total	Family	Non-Family
<b>All households:</b>	<b>4,904</b>	<b>2,482</b>	<b>2,422</b>	:	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
<u>Household size:</u>				:			
1 person	1,618	n/a	1,618	:	0.93	n/a	0.93
2 persons	1,315	851	464	:	0.91	0.88	0.97
3 persons	873	670	203	:	1.20	1.10	1.66
4 persons	566	471	95	:	1.12	1.04	1.93
5 persons	272	245	27	:	1.03	0.98	2.11
6 persons	152	141	11	:	1.23	1.20	1.66
7 or more persons	108	104	4	:	1.14	1.13	1.29

Source: 1990 US Census STF1 Count, Table P27.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990**

	Household Counts				
	All	White*	Black*	Asian	Hispanic
<b>MISSION HILL (NSAs 46+47)</b>					
<b>All households:</b>	<b>4,900</b>	<b>2,283</b>	<b>1,580</b>	<b>348</b>	<b>1,071</b>
<u>Family households:</u>	<u>2,480</u>	<u>788</u>	<u>923</u>	<u>245</u>	<u>789</u>
Married-couple family:	1,088	437	277	203	269
With related children	581	182	162	118	172
No related children	507	255	115	85	97
Other family:	1,392	351	646	42	520
Male householder, no wife present:	241	86	98	18	69
With related children	94	18	48	6	35
No related children	147	68	50	12	34
Female householder, no husband present:	1,151	265	548	24	451
With related children	846	130	426	15	384
No related children	305	135	122	9	67
<u>Nonfamily households:</u>	<u>2,420</u>	<u>1,495</u>	<u>657</u>	<u>103</u>	<u>282</u>
Householder living alone	1,617	941	494	58	215
Householder not living alone	803	554	163	45	67

Source: 1990 US Census STF1 Count. Table P19.

\*- Includes persons of Hispanic origin

**P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990**

	(ratios)				
	All	White*	Black*	Asian	Hispanic
<b>MISSION HILL (NSAs 46+47)</b>					
<b>All households:</b>	<b>1.00</b>	<b>0.67</b>	<b>1.47</b>	<b>1.68</b>	<b>2.71</b>
<u>Family households:</u>	<u>1.00</u>	<u>0.53</u>	<u>1.29</u>	<u>1.94</u>	<u>2.83</u>
Married-couple family:	0.75	0.43	1.00	2.14	2.15
With related children	0.91	0.49	1.00	2.22	2.10
No related children	0.62	0.40	1.00	2.03	2.24
Other family:	1.35	0.75	1.48	1.32	3.40
Male householder, no wife present:	1.17	0.78	1.45	1.50	2.32
With related children	1.35	0.72	1.51	1.46	2.33
No related children	1.08	0.80	1.40	1.52	2.30
Female householder, no husband present:	1.40	0.74	1.48	1.22	3.66
With related children	1.67	0.82	1.54	1.26	3.83
No related children	0.97	0.68	1.30	1.16	2.88
<u>Nonfamily households:</u>	<u>1.00</u>	<u>0.78</u>	<u>1.82</u>	<u>1.28</u>	<u>2.42</u>
Householder living alone	0.93	0.69	1.68	1.09	2.87
Householder not living alone	1.20	0.99	2.43	1.65	1.62

\*- Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.



**P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990**

<b>MISSION HILL (NSAs 46+47)</b>	<b>Persons</b>	<b>Percent</b>	<b>:</b>	<b>ND/Boston Ratio1</b>
<b>Total Asian or Pacific Islanders:</b>	<b>1,097</b>	<b>100.0</b>	<b>:</b>	<b>1.56</b>
<b><u>Asian</u></b>	<b>1,090</b>	<b>99.4</b>	<b>:</b>	<b>1.56</b>
Chinese	805	73.4	:	2.08
Filipino	20	1.8	:	0.84
Japanese	41	3.7	:	0.99
Asian Indian	85	7.7	:	1.67
Korean	39	3.6	:	1.47
Vietnamese	37	3.4	:	0.34
Cambodian	5	0.5	:	0.22
Hmong	1	0.1	:	21.61
Laotian	0	0.0	:	0.00
Thai	12	1.1	:	1.77
Other Asian	45	4.1	:	1.59
<b><u>Pacific Islander</u></b>	<b>7</b>	<b>0.6</b>	<b>:</b>	<b>1.46</b>

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990**

<b>MISSION HILL (NSAs 46+47)</b>	<b>Total</b>	<b>Males</b>	<b>M/Tot (percent)</b>	<b>ND/Boston Ratio1</b>	<b>:</b>	<b>Females</b>	<b>Fe/Tot (percent)</b>	<b>ND/Bost Ratio1</b>
<b>Total persons 15 years and over:</b>	<b>10,700</b>	<b>5,323</b>	<b>49.7</b>	<b>1.01</b>	<b>:</b>	<b>5,377</b>	<b>50.3</b>	<b>0.92</b>
<b><u>Marital status:</u></b>					<b>:</b>			
Never married	6,031	3,362	55.7	1.15	:	2,669	44.3	0.97
Now married, and not separated	2,655	1,354	51.0	0.76	:	1,301	49.0	0.78
Separated	534	174	32.6	1.20	:	360	67.4	1.51
Widowed	665	113	17.0	0.78	:	552	83.0	0.88
Divorced	815	320	39.3	1.04	:	495	60.7	1.11

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990**

<b>MISSION HILL (NSAs 46+47)</b>			ND/Boston	
	<u>Number</u>	<u>Percent</u>	<u>Ratio1</u>	
<b>All persons under 18 years:</b>	<b>3,017</b>	<b>100.0</b>	<b>1.19</b>	
<b>In households:</b>	<b>2,998</b>	<b>99.4</b>	<b>1.19</b>	
Household head or spouse	3	0.1	0.62	
Own child:	2,589	85.8	1.17	
In married-couple family	1,042	34.5	0.84	
In other family:	1,547	51.3	1.58	
Male householder, no wife present	141	4.7	1.45	
Female householder, no husband present	1,406	46.6	1.80	
Other relatives	341	11.3	1.34	
Nonrelatives	65	2.2	1.38	
<b>In group quarters:</b>	<b>19</b>	<b>0.6</b>	<b>1.02</b>	
Institutionalized persons	17	0.6	2.35	
Other persons in group quarters	2	0.1	0.17	

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990**

<b>MISSION HILL (NSAs 46+47)</b>	<u>With Persons Under 18</u>			<u>ND/Boston Ratios:1</u>		
	<u>Total</u>	<u>1,+*</u>	<u>none</u>	<u>Total</u>	<u>1,+*</u>	<u>none</u>
<b>All households</b>	<b>4,907</b>	<b>1,555</b>	<b>3,352</b>	<b>1.00</b>	<b>1.26</b>	<b>0.91</b>
<b>Family households:</b>	<b>2,484</b>	<b>1,533</b>	<b>951</b>	<b>1.00</b>	<b>1.25</b>	<b>0.75</b>
Married-couple family	1,089	586	503	0.75	0.91	0.62
Other family:	1,395	947	448	1.35	1.63	1.00
Male h'holder, no wife present	242	97	145	1.18	1.36	1.08
Female h'holder, no husband present	1,153	850	303	1.40	1.67	0.97
<b>Nonfamily households:</b>	<b>2,423</b>	<b>22</b>	<b>2,401</b>	<b>1.00</b>	<b>1.94</b>	<b>1.00</b>
Male householder	1,293	13	1,280	1.14	1.97	1.14
Female householder	1,130	9	1,121	0.88	1.90	0.88

Source: 1990 US Census STF1 Count, Table P18.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

\* - one or more persons under 18 years of age



**P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990**

MISSION HILL (NSAs 46+47)	In Households				In Group Quarters	
	Total	OwnChil	Relat'n	NonRel'n	Inst'lzd	Other
<b>All Persons under 18 years:</b>	<b>3,020</b>	<b>2,589</b>	<b>342</b>	<b>66</b>	<b>18</b>	<b>2</b>
<u>Household head or spouse under 18:</u>	<u>3</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Total dependents under 18:</u>	<u>3,017</u>	<u>2,589</u>	<u>342</u>	<u>66</u>	<u>18</u>	<u>2</u>
Under 3 years	621	512	90	19	0	0
3 and 4 years	419	364	45	10	0	0
5 years	173	149	21	3	0	0
6 to 11 years	969	850	87	18	14	0
12 and 13 years	274	240	28	2	3	1
14 years	132	113	14	5	0	0
15 to 17 years	429	361	57	9	1	1

Source: 1990 US Census STF1 Count, Table P22.

**P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1990**  
(ratios)

MISSION HILL (NSAs 46+47)	In Households				In Group Quarters	
	Total	OwnChil	Relat'n	NonRel'n	Inst'lzd	Other
<b>All Persons under 18 years:</b>	<b>1.00</b>	<b>0.98</b>	<b>1.13</b>	<b>1.18</b>	<b>2.09</b>	<b>0.15</b>
<u>Household head or spouse under 18:</u>	<u>0.52</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Total dependents under 18:</u>	<u>1.00</u>	<u>0.98</u>	<u>1.13</u>	<u>1.18</u>	<u>2.09</u>	<u>0.15</u>
Under 3 years	1.00	0.98	1.07	1.65	0.00	0.00
3 and 4 years	1.09	1.10	1.02	1.47	0.00	0.00
5 years	0.97	0.95	1.18	1.15	0.00	0.00
6 to 11 years	1.01	0.99	1.06	1.13	7.96	0.00
12 and 13 years	0.97	0.94	1.29	0.45	6.42	1.35
14 years	0.94	0.90	1.35	1.68	0.00	0.00
15 to 17 years	0.96	0.94	1.36	0.76	0.18	0.28

NB: These ratios compare the proportions in the neighborhood district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.

**P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990**

MISSION HILL (NSAs 46+47)	Persons over 65			:	ND/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal		
<b>All Persons 65 years and over</b>	<b>1,271</b>	<b>100.0</b>	<b>----</b>	:	<b>0.83</b>
<u>In family households:</u>	<b>429</b>	<b>33.8</b>	<b>100.0</b>	:	<b>0.53</b>
Householder	229	18.0	53.4	:	0.52
Spouse	99	7.8	23.1	:	0.44
Other relatives	100	7.9	23.3	:	0.76
Nonrelatives	1	0.1	0.2	:	0.08
<u>In nonfamily households:</u>	<b>440</b>	<b>34.6</b>	<b>100.0</b>	:	<b>0.76</b>
Male householder:	<b>126</b>	<b>9.9</b>	<b>28.6</b>	:	<b>0.87</b>
Living alone	118	9.3	26.8	:	0.87
Not living alone	8	0.6	1.8	:	0.84
Female householder:	<b>307</b>	<b>24.2</b>	<b>69.8</b>	:	<b>0.74</b>
Living alone	303	23.8	68.9	:	0.75
Not living alone	4	0.3	0.9	:	0.37
Nonrelatives	7	0.6	1.6	:	0.35
<u>In group quarters:</u>	<b>402</b>	<b>31.6</b>	<b>100.0</b>	:	<b>2.93</b>
Institutionalized persons	373	29.3	92.8	:	3.04
Other persons in group quarters	29	2.3	7.2	:	1.97

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

**P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990**

MISSION HILL (NSAs 46+47)	Total H'hlds	Total (in percent)	Subtotal	:	ND/Boston Ratio1
All households	4,907	100.0	----	:	1.00
H'hlds w/ 1 or more 65 years and over	748	15.2	100.0	:	0.72
1 person	421	8.6	56.3	:	0.84
2 or more persons:	327	6.7	43.7	:	0.61
Family households	313	6.4	41.8	:	0.62
Nonfamily households	14	0.3	1.9	:	0.55
Households with no persons 65 years +	4,159	84.8	100.0	:	1.07
1 person	1,196	24.4	28.8	:	0.96
2 or more persons:	2,961	60.3	71.2	:	1.13
Family households	2,171	44.2	52.2	:	1.10
Nonfamily households	790	16.1	19.0	:	1.22

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.



# H 1: HOUSING UNITS by TENURE, 1980 and 1990 \*

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	Ratio <sup>1</sup>
<b>MISSION HILL (NSA 46+47)</b>							ND/Boston
<b>Total Housing Units:</b>	<b>5,641</b>	100.0	<b>5,356</b>	100.0	<b>(285)</b>	-5.1	<b>1.00</b>
<b>Occupied total:</b>	<b>4,191</b>	74.3	<b>4,905</b>	91.6	<b>714</b>	17.0	<b>1.01</b>
Owner occupied	679	12.0	607	11.3	(72)	-10.6	0.40
Renter occupied	3,512	62.3	4,298	80.2	786	22.4	1.27
<b>Vacant total:</b>	<b>1,450</b>	25.7	<b>451</b>	8.4	<b>(999)</b>	-68.9	<b>0.84</b>
For sale only	28	0.5	14	0.3	(14)	-50.0	0.34
For rent	722	12.8	300	5.6	(422)	-58.4	1.05
All other vacant DUs	700	12.4	137	2.6	(563)	-80.4	0.80

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

\* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

# H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	Ratio <sup>1</sup>
<b>MISSION HILL (NSA 46+47)</b>							ND/Boston
<b>All Occupied housing units</b>	<b>4,191</b>	100.0	<b>4,904</b>	100.0	<b>713</b>	17.0	<b>1.01</b>
White <sup>1</sup>	2,184	52.1	2,285	46.6	101	4.6	0.67
Black <sup>1</sup>	1,376	32.8	1,578	32.2	202	14.7	1.45
American Indian, Eskimo, or Aleut	22	0.5	23	0.5	1	4.5	1.50
Asian or Pacific Islander	150	3.6	380	7.1	200	133.3	1.70
Other race	459	11.0	655	13.6	200	43.5	3.32
<b>Hispanic Origin</b>	<b>649</b>	15.5	<b>1,070</b>	21.8	<b>421</b>	64.9	<b>2.71</b>
White	174	4.2	260	5.3	86	49.4	1.73
Black	69	1.6	155	3.2	86	124.6	2.38
All others	406	9.7	655	13.4	249	61.3	3.65
<b>Total minorities</b>	<b>2,181</b>	52.0	<b>2,879</b>	58.7	<b>698</b>	32.0	<b>1.75</b>
White, Non-Hispanic	2,010	48.0	2,025	41.3	15	0.7	0.82
Black, Non-Hispanic	1,307	31.2	1,425	29.1	118	9.0	1.41

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied					Renter-Occupied			
	1980	1990	1990-1980 Chang			1980	1990	1990-1980 Change	
	Number	Number	Number	Percent		Number	Number	Number	Percent
MISSION HILL (NSA 46+47)									
Occupied housing units	679	607	(72)	-10.6		3,512	4,297	785	22.4
White1	366	408	42	11.5		1,818	1,877	59	3.2
Black1	43	92	49	114.0		1,333	1,488	153	11.5
American Indian, Eskimo, or Aleut	3	1	(2)	-66.7		19	22	3	15.8
Asian or Pacific Islander	27	70	43	159.3		123	290	157	127.6
Other race	240	36	(204)	-85.0		219	632	413	188.6
-----									
Hispanic Origin	24	56	32	133.3		625	1,014	389	62.2
White	4	0	(4)	-100.0		170	241	71	41.8
Black	6	66	50	833.3		63	162	99	141.3
All others	14	0	(14)	-100.0		392	621	229	58.4
-----									
Total minorities	317	190	(118)	-37.2		1,664	2,661	797	42.8
-----									
White, Non-Hispanic	362	408	46	12.7		1,648	1,636	(12)	-0.7
Black, Non-Hispanic	37	36	(1)	-2.7		1,270	1,334	64	5.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin



#### H 4: TENURE by AGE of HOUSEHOLDER, 1990

MISSION HILL (NSA 46+47)				ND/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	4,906	608	4,298	1.00	0.40	1.27
<u>Age of Householder:</u>						
15 to 24 years	657	15	642	1.32	0.53	1.37
25 to 34 years	1,435	115	1,320	1.06	0.45	1.20
35 to 44 years	1,069	174	895	1.09	0.51	1.41
45 to 54 years	644	135	509	1.06	0.53	1.42
55 to 64 years	440	67	373	0.82	0.27	1.29
65 to 74 years	374	60	314	0.73	0.27	1.10
75 years and over	287	42	245	0.69	0.27	0.95

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

#### H 8: PERSONS in DWELLING UNIT, 1990

MISSION HILL (NSA 46+47)	Occupied Housing Units			ND/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	4,906	608	4,297	1.00	0.40	1.27
<u>Occupants:</u>						
1 person	1,817	159	1,458	0.93	0.38	1.10
2 persons	1,316	183	1,133	0.91	0.39	1.16
3 persons	874	113	761	1.20	0.47	1.56
4 persons	546	68	498	1.12	0.36	1.59
5 persons	272	46	226	1.03	0.43	1.45
6 persons	181	24	127	1.22	0.48	1.73
7 or more persons	109	15	94	1.15	0.37	1.75
Persons per occupied housing unit:	2.40	2.06	2.47	1.05	1.01	1.10
Aggregate Persons by Tenure:	12,226	1,616	10,610			
In percent of Total:	100.0	13.2	86.8	1.00	0.38	1.32

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

**H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990**

MISSION HILL (NSA 46+47)	Housing Units		:	ND/Boston Ratio
	Number	Percent		
Total Housing units	5,354	99.9	:	1.00
Rooms per Unit:			:	
1 room	422	7.9	:	1.34
2 rooms	892	16.7	:	1.62
3 rooms	1,254	23.4	:	1.28
4 rooms	1,020	19.0	:	0.98
5 rooms	873	16.3	:	0.81
6 rooms	598	11.2	:	0.87
7 rooms	162	3.0	:	0.58
8 rooms	53	1.0	:	0.37
9 or more rooms	30	1.5	:	0.36

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

**H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990**

MISSION HILL (NSA 46+47)	Total Rooms	Total (in percent)	Subtotal	:	ND/Boston Ratio
			(in percent)		
Total Rooms in All DUs	20,375	100.0	—	:	1.00
Tenure and Status:				:	
In Occupied DUs	18,690	91.7	100.0	:	1.00
Owner occupied	3,322	16.3	17.8	:	0.43
Renter occupied	15,368	75.4	82.2	:	1.40
In Vacant DUs:	1,685	8.3	100.0	:	1.00
For rent	1,065	5.2	63.2	:	1.17
For sale only	68	0.3	4.0	:	0.42
Rented or sold, not occupied	197	1.0	11.7	:	0.98
For seasonal, recreational, or occasional	2	0.0	0.1	:	0.04
For migrant workers	0	0.0	0.0	:	0.00
Other vacant	353	1.7	20.9	:	1.03

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole



**H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990**

MISSION HILL (NSA 46+47)	Occupied Housing Units			:	ND/Boston Ratios:1		
	Total	Owner	Renter	:	Total	Owner	Renter
All occupied Housing Units	4,905	607	4,298	:	1.00	0.40	1.27
Persons per Room:				:			
0.50 or less	2,270	393	1,877	:	0.79	0.37	1.04
0.51 to 1.00	1,952	172	1,780	:	1.15	0.43	1.38
1.01 to 1.50	355	19	337	:	1.88	0.61	2.13
1.51 to 2.00	249	17	232	:	2.29	1.65	2.36
2.01 or more	78	6	72	:	2.00	2.29	1.98

Source: 1990 US Census STF1 Counts, Tables H21, H22.

**H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990**

MISSION HILL (NSA 46+47)	(in percent)			:			
	Column Distribution			:	Row Distribution		
	Total	Owner	Renter	:	Total	Owner	Renter
All occupied Housing Units	100.0	100.0	100.0	:	100.0	12.4	87.6
Persons per Room:				:			
0.50 or less	46.3	64.7	43.7	:	100.0	17.3	82.7
0.51 to 1.00	39.8	28.3	41.4	:	100.0	8.8	91.2
1.01 to 1.50	7.3	3.1	7.8	:	100.0	5.3	94.7
1.51 to 2.00	5.1	2.8	5.4	:	100.0	6.8	93.2
2.01 or more	1.6	1.0	1.7	:	100.0	7.7	92.3

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

**H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990**

MISSION HILL (NSA 46+47)	ND/Boston		
	Number	Percent	Ratio
Specified Owner-occupied DUa:	159	100.0	1.00
Value:			
Less than \$15,000	8	5.0	18.17
15,000 to 19,999	1	0.6	3.75
20,000 to 24,999	0	0.0	0.00
25,000 to 29,999	0	0.0	0.00
30,000 to 34,999	0	0.0	0.00
35,000 to 39,999	1	0.6	3.92
40,000 to 44,999	0	0.0	0.00
45,000 to 49,999	0	0.0	0.00
50,000 to 59,999	5	3.1	5.58
60,000 to 74,999	4	2.5	1.54
75,000 to 99,999	10	6.3	1.08
100,000 to 124,999	28	17.6	1.63
125,000 to 149,999	35	22.0	1.19
150,000 to 174,999	33	20.8	0.84
175,000 to 199,999	12	7.5	0.48
200,000 to 249,999	12	7.5	0.67
250,000 to 299,999	5	3.1	0.70
300,000 to 399,999	4	2.5	1.00
400,000 to 499,999	1	0.6	0.79
500,000 or more	0	0.0	0.00
LOWER QUARTILE VALUE	\$84,598		0.64
MEDIAN VALUE	\$116,071		0.72
UPPER QUARTILE VALUE	\$145,644		0.75

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

**H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990**

MISSION HILL (NSA 46+47)	Number of Units	Total Value (millions)	Percent	Per Unit Value	ND/Boston Ratios:2		
					Number of Units	Total Value	Per Unit Value
Total for specified owner-occupied one family housing units:	157	\$23.112	100.0	\$147,200	1.00	1.00	0.84
Owner:							
White1	81	13.329	57.7	\$164,600	0.64	0.70	0.92
Black1	34	5.100	22.1	\$150,000	1.33	1.51	0.97
American Indian, Eskimo, or Aleut	1	0.198	0.9	\$197,700	3.72	5.05	1.14
Asian or Pacific Islander	27	2.751	11.9	\$101,900	9.38	6.65	0.60
Other race	14	1.735	7.5	\$123,900	8.20	7.99	0.82
Hispanic origin	21	2.631	11.4	\$125,300	5.20	4.75	0.77

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the neighborhood district to Boston as a whole

**H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990**

MISSION HILL (NSA 46+47)	Number	Percent	ND/Boston	
			Ratio1	
Specified renter-occupied units:	4,285	100.0	1.00	
Cash rent:	4,246	99.1	1.01	
Less than \$100	150	3.5	1.23	
100 to 149	520	12.1	1.02	
150 to 199	328	7.7	1.09	
200 to 249	236	5.5	1.32	
250 to 299	161	3.8	1.14	
300 to 349	196	4.6	1.02	
350 to 399	149	3.5	0.82	
400 to 449	243	5.7	0.92	
450 to 499	202	4.7	0.93	
500 to 549	275	6.4	0.85	
550 to 599	215	5.0	0.84	
600 to 649	268	6.3	0.82	
650 to 699	246	5.7	0.92	
700 to 749	194	4.5	0.75	
750 to 999	632	14.7	1.02	
1,000 or more	231	5.4	0.64	
No cash rent	39	0.9	0.63	
LOWER QUARTILE CONT. RENT	\$163		0.50	
MEDIAN CONTRACT RENT	\$435		0.80	
UPPER QUARTILE CONT. RENT	\$649		0.88	

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

**H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990**

MISSION HILL (NSA 46+47)	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	ND/Boston Ratios:2		
					Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied DUs paying cash rent:	4,243	\$2.128	100.0	\$502	1.00	1.00	0.89
White1	1,844	1.056	49.6	573	0.67	0.71	0.94
Black1	1,475	0.683	32.1	403	1.42	1.59	1.00
American Indian, Eskimo, or Aleut	21	0.008	0.4	383	1.42	1.28	0.80
Asian or Pacific Islander	277	0.165	7.8	597	1.32	1.52	1.03
Other race	626	0.216	10.1	345	2.86	2.35	0.73
Hispanic origin	1,003	0.370	17.4	300	2.32	1.93	0.74

Source: 1990 US Census STF1 Counts, Tables H35.

1- Includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the neighborhood district to Boston as a whole



### H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

	Total	Owner		Renter	Vacant		ND/Boston Ratios:d			
		Occupied	Occupied				Total	Owner	Renter	Vacant
<b>MISSION HILL (NSA 46+47)</b>										
<b>All Housing Units</b>	<b>5,352</b>	<b>608</b>	<b>4,295</b>	<b>449</b>			<b>1.00</b>	<b>0.40</b>	<b>1.27</b>	<b>0.94</b>
<u>Units per structure:</u>										
1, detached	89	59	28	2			0.15	0.11	0.48	0.10
1, attached	302	110	165	27			1.24	0.98	1.48	1.52
2	344	107	216	21			0.46	0.35	0.85	0.43
3 or 4	1,436	237	1,067	132			1.04	0.80	1.12	0.84
5 to 9	988	27	850	111			1.52	0.34	1.70	1.53
10 to 19	679	44	530	105			1.18	0.76	1.16	1.69
20 to 49	827	11	481	35			1.04	0.21	1.22	0.60
50 or more	914	1	899	14			1.60	0.02	1.88	0.25
Mobile home or trailer	1	1	0	0			0.25	0.38	0.00	0.00
Other	72	11	59	2			1.15	0.64	1.39	0.74

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

### H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

	Column Distribution				(in percent)	Row Distribution			
	Total	Owner	Renter	Vacant		Total	Owner	Renter	Vacant
<b>MISSION HILL (NSA 46+47)</b>									
<b>All Housing Units</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>		<b>100.0</b>	<b>11.4</b>	<b>80.3</b>	<b>8.4</b>
<u>Units per structure:</u>									
1, detached	1.7	9.7	0.7	0.4		100.0	66.3	31.5	2.2
1, attached	5.6	18.1	3.8	6.0		100.0	36.4	54.6	8.9
2	6.4	17.6	5.0	4.7		100.0	31.1	62.8	6.1
3 or 4	26.8	39.0	24.8	29.4		100.0	16.5	74.3	9.2
5 to 9	18.5	4.4	19.8	24.7		100.0	2.7	86.0	11.2
10 to 19	12.7	7.2	12.3	23.4		100.0	6.5	78.1	15.5
20 to 49	9.8	1.8	11.2	7.8		100.0	2.1	91.3	6.6
50 or more	17.1	0.2	20.9	3.1		100.0	0.1	98.4	1.5
Mobile home or trailer	0.0	0.2	0.0	0.0		100.0	100.0	0.0	0.0
Other	1.3	1.8	1.4	0.4		100.0	15.3	81.9	2.8

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

#### H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

##### MISSION HILL (NSA 46+47)

				:	ND/Boston Ratios:1		
	Total	Owned	Rented	:	Total	Owned	Rented
<b>Total Persons in Occupied Units</b>	<b>12,226</b>	<b>1,617</b>	<b>10,609</b>	:	<b>1.00</b>	<b>0.38</b>	<b>1.32</b>
<u>Units per structure:</u>				:			
1, detached	325	203	122	:	0.17	0.12	0.64
1, attached	985	351	634	:	1.39	1.04	1.71
2	879	256	623	:	0.45	0.28	0.89
3 or 4	3,728	620	3,108	:	1.09	0.79	1.18
5 to 9	2,475	61	2,414	:	1.86	0.39	2.06
10 to 19	1,219	71	1,148	:	1.10	0.71	1.14
20 to 49	924	16	908	:	1.09	0.18	1.20
50 or more	1,504	2	1,502	:	1.82	0.02	2.04
Mobile home or trailer	3	3	0	:	0.46	0.56	0.00
Other	184	34	150	:	1.26	0.70	1.84

Source: 1990 US Census STF1 Counts, Table H44.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

#### H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

	(in percent)			:			
	Column Distribution			:	Row Distribution		
	Total	Owned	Rented	:	Total	Owned	Rented
<b>MISSION HILL (NSA 46+47)</b>				:			
<b>Total Persons:</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	:	<b>100.0</b>	<b>13.2</b>	<b>86.8</b>
<u>Units per structure:</u>				:			
1, detached	2.7	12.6	1.1	:	100.0	62.3	37.5
1, attached	8.1	21.7	6.0	:	100.0	35.6	64.4
2	7.2	15.8	5.9	:	100.0	29.1	70.9
3 or 4	30.5	38.3	29.3	:	100.0	16.6	83.4
5 to 9	20.2	3.8	22.8	:	100.0	2.5	97.5
10 to 19	10.0	4.4	10.8	:	100.0	5.8	94.2
20 to 49	7.6	1.0	8.6	:	100.0	1.7	98.3
50 or more	12.3	0.1	14.2	:	100.0	0.1	99.9
Mobile home or trailer	0.0	0.2	0.0	:	100.0	100.0	0.0
Other	1.5	2.1	1.4	:	100.0	18.5	81.5

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

**H16: STATUS of VACANT HOUSING UNITS, 1990**

MISSION HILL (NSA 46+47)			:	ND/Boston
	<u>Number</u>	<u>Percent</u>		<u>Ratio</u>
<b>Total vacant housing units:</b>	<b>451</b>	<b>100.0</b>	<b>:</b>	<b>0.94</b>
<u>Status:</u>				
For rent	300	66.5	:	1.06
For sale only	14	3.1	:	0.34
Rented or sold, not occupied	41	9.1	:	0.84
For seasonal, or occasional use	1	0.2	:	0.05
For migrant workers	0	0.0	:	0.00
Other vacant	95	21.1	:	1.12
-----				
Boarded up	7	1.6	:	0.21
Not boarded up	444	98.4	:	1.00
-----				
Vacant, usual home elsewhere	3	0.7	:	0.11
All other vacants	448	99.3	:	0.99

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

**H16: VACANCY STATUS by DURATION of VACANCY, 1990**

	ND/Boston Ratios:1								
	Total	For	For Sale	All	:	Total	For	For Sale	All
MISSION HILL (NSA 46+47)	<u>Vacants</u>	<u>Rent</u>	<u>Only</u>	<u>Other</u>	:	<u>Vacants</u>	<u>Rent</u>	<u>Only</u>	<u>Other</u>
Total vacant housing units:	450	299	14	137	:	1.00	1.11	0.36	0.96
Vacancy duration:					:				
Less than 2 months	116	102	0	14	:	1.01	1.35	0.00	0.40
2 up to 6 months	189	147	7	35	:	1.18	1.31	0.81	0.93
6 or more months	145	50	7	88	:	0.84	0.02	0.34	1.25

Source: 1990 US Census STF1 Counts, Tables H40.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

(in percent)

	Column Distribution				:	Row Distribution			
	<u>Total</u>	<u>For Rent</u>	<u>For Sale</u>	<u>Other</u>		<u>Total</u>	<u>For Rent</u>	<u>For Sale</u>	<u>Other</u>
<b>Total vacant housing units:</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>:</b>	<b>100.0</b>	<b>66.4</b>	<b>3.1</b>	<b>30.4</b>
<u>Vacancy duration:</u>									
Less than 2 months	25.8	34.1	0.0	10.2	:	100.0	87.9	0.0	12.1
2 up to 6 months	42.0	49.2	50.0	25.5	:	100.0	77.8	3.7	18.5
6 or more months	32.2	16.7	50.0	64.2	:	100.0	34.5	4.8	60.7

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.



## SELECTED SUBJECT DEFINITIONS

- Age:** The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.
- Contract Rent:** Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")
- Family Households (families):** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).
- Group Quarters:** Includes all persons not living in households. Two general categories of group quarters are recognized:
- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
  - 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.
- Hispanic Origin:** Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.
- Homeowner Vacancy Rate:** The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")
- Householder:** Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.
- Households:** Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.
- Housing Units:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")
- Non-Family Households:** Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")
- Race:** The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.
- Rental Vacancy Rate:** The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

**Seasonal, Recreational, or Occasional Use:** Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

**Specified Owner-Occupied Housing Units:** Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

**Specified Renter-Occupied Housing Units Paying Cash Rent:** Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

**Vacant Housing Units:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value—Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

## CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "\*\*\*\*" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "\*\*\*\*", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.